

## \$950,000 - 89 Lakeland Crescent, Beaumont

MLS® #E4443668

**\$950,000**

4 Bedroom, 3.00 Bathroom, 1,722 sqft

Single Family on 0.00 Acres

Beaumont Lakes, Beaumont, AB

Welcome to this beautifully designed walkout bungalow triple car garage in Beaumont's pond views! With privacy come together effortlessly. Step inside to discover over 9-foot ceilings throughout, creating a sense of openness and natural flow. The main floor features rich hardwood flooring accented with tile, and large windows that flood the living space with natural light and provide picturesque views of the tranquil pond. At the heart of the home lies the beautiful kitchen and open-concept living area—ideal for entertaining or quiet evenings in. The spacious primary suite offers a 5-pcs ensuite complete with double sinks, a standalone soaker tub, private water closet, and separate tiled shower, & a generous walk-in closet. A second bedroom, elegant 3-pcs guest bath, and convenient main floor laundry complete the upper level. The fully finished walkout basement boasts an expansive family room, dedicated workout area, and two large bedrooms, each with walk in closet. A lovely 4pc bath

Built in 2014

### Essential Information

MLS® # E4443668

Price \$950,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,722                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 89 Lakeland Crescent |
| Area        | Beaumont             |
| Subdivision | Beaumont Lakes       |
| City        | Beaumont             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T4X 0B5              |

### Amenities

|               |                                                                                                                                                  |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Walkout Basement, Natural Gas BBQ Hookup |
| Parking       | Triple Garage Attached                                                                                                                           |
| Is Waterfront | Yes                                                                                                                                              |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, See Remarks, Natural Gas                                                                             |
| Stories           | 2                                                                                                                  |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Finished                                                                                                     |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                          |
| Exterior Features | Backs Onto Lake, Cul-De-Sac, Fenced, Landscaped, Playground |

Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 51              |
| Zoning         | Zone 82         |

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Listing information last updated on August 11th, 2025 at 2:17am MDT